

TO: DEVELOPMENT REVIEW BOARD
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 180-DR-1985#14
REQUEST: Approve site plan & elevations for a research building to be located on the Mayo Clinic campus
PROJECT NAME: Mayo - TGen Research Bldg
LOCATION: 13400 E Shea Bl

DEVELOPER/OWNER: Mayo Clinic
ARCHITECT/DESIGNER: Deutsch Associates
ENGINEER: Paul Koehler Structural Engineering
APPLICANT/COORDINATOR: Deutsch Associates/B. Smith
2929 N 44th St Ste 320
Phoenix, AZ 85018
480-301-8000

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: Brian McSweeney, a representative of the Mayo Clinic, and Dave Roderique from the City of Scottsdale Economic Vitality Department contacted all of the adjacent property owners and homeowner associations in the area. Dave has received a couple of phone calls from residents in the area asking general questions about the project. There have been no other comments from the public regarding this proposal at the time of drafting this report.

REQUEST: The applicant seeks approval of site plan and elevations to build a new freestanding research building on the existing Mayo Clinic Campus. The new building will consist of approximately 116,800 sq. ft.

LOCATION & ZONING: The building site is located within the Mayo Clinic campus, specifically at 13400 E. Shea Blvd. Within the campus, building is located just north of the existing Johnson Research building and in a portion of the parking area south of the clinic buildings. The property is zoned Commercial Office - Environmental Sensitive Lands, Hillside District (CO-ESL, HD).

CHARACTERISTICS: The proposed building will be built on vacant land that consists of some native vegetation. A portion of the new building will also be built on the existing parking lot south of the clinic buildings.

HISTORY: The Johnson Research building was approved on September 19, 1991 with case 180-DR-85#8. The site plan in this case showed a future research building pad located in the same location as the subject building. The proposed building is intended to match the character of the Johnson Research building.

DISCUSSION: The proposed site is northeast of the existing Johnson Research building. The site plan includes the main building, a turn around on the east side, and a small central plant building to the south adjacent to the existing delivery area. Pedestrian connections have been made between the two buildings, to the south side delivery area, and to the existing parking lot to the north. The main entrance, including a canopy, has been placed on the east side of the building adjacent to the turn around.

As with the other clinic buildings, this building has an underground concourse level that connects to the adjacent Johnson Research building and has three stories above ground. The maximum height allowed on the site is 45 ft. The proposed building matches the height of the Johnson Research building, which is 45 ft. The building design uses the same cubistic building form, horizontal score lines, and colors of the Johnson Research building. More windows and higher mechanical screen walls on the roof have been proposed on the new building. All windows have been recessed approximately 3 ft. into the exterior walls and consist of low-E insulated glazing. The façade is composed of EFIS painted beige (Malaysia Beige) and the trim work, including window mullions, green (Elm Court). Both of these colors match the Johnson Research building. The walls of the central plant building will use the same pallet of materials and colors as the proposed building.

The applicant is in the process of updating the Master Parking Plan for the entire Mayo Clinic Campus, which includes the subject building. Staff has stipulated that the parking plan be updated and submitted prior to pulling a building permit.

RELATED CASES: 180-DR-1985#8

Bill Verschuren
Senior Project Coordination Planner
480-312-7734

Jayna Shewak
Development Planning Manager

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Overall Site Plan (Mayo Campus)
- #5-Site Plan
- #6-Preliminary Landscaping Plan
- #7-Perspective
- #8-Elevations (South and West)
- #9-Elevations (North and East)
- #10-Elevations (Central Plant)
- #11-First Floor Plan
- #12-Second and Third Floor Plan
- #13-Roof Plan
- A-Stipulations/Ordinance Requirements

- ☐ Rezoning ☐ Other
☐ Use Permit
☒ Development Review
☐ Master Sign Programs
☐ Variance

Case # 1655-PA-03
 Project Name MAYO/TGEN RESEARCH BUILDING
 Location 13400 E. SHEA BLVD
 Applicant DEUTSCH ASSOC.

SITE DETAILS

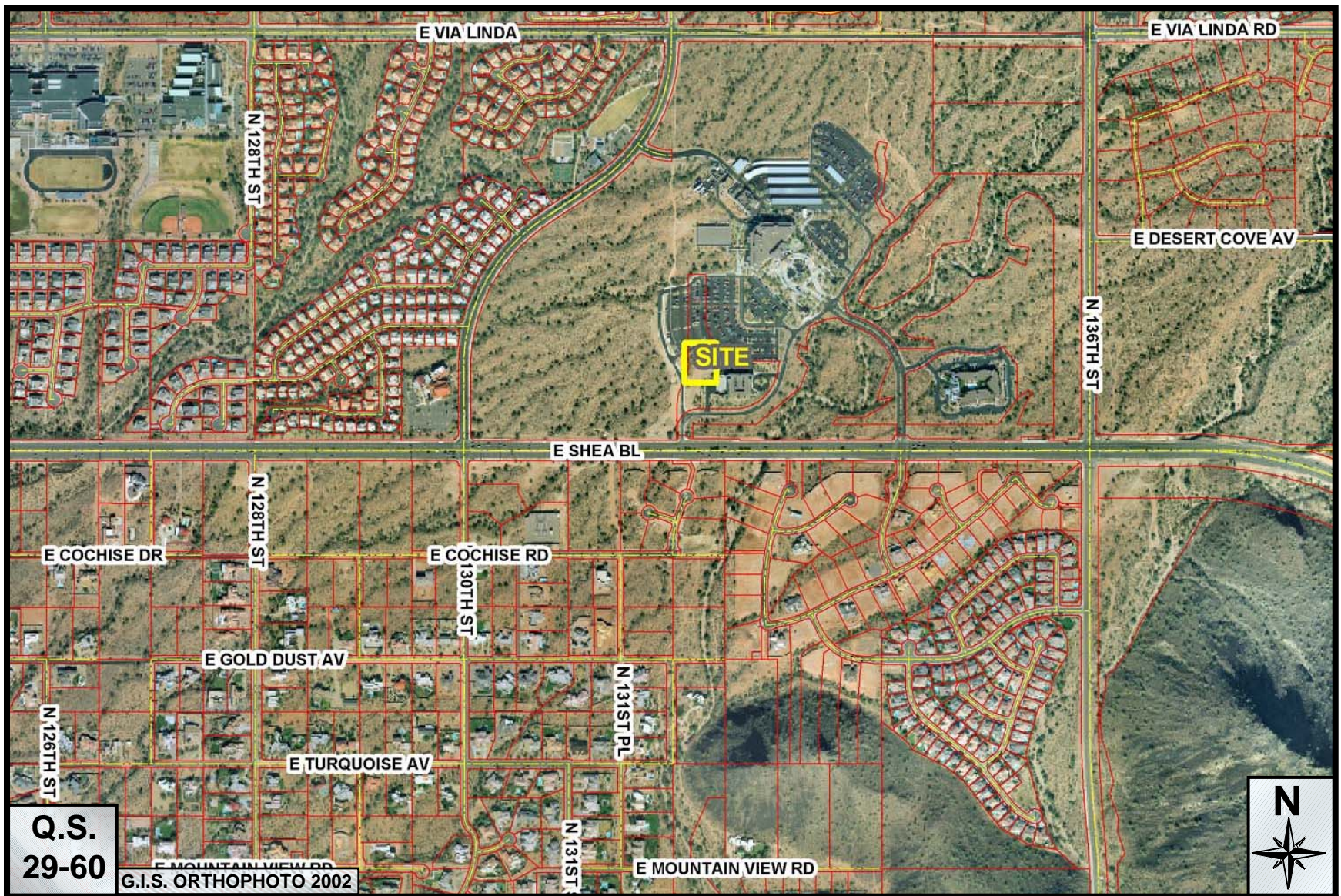
Proposed/Existing Zoning: CO-ESL(HD) Parking Required: N/A
 Use: RESEARCH LAB Parking Provided: N/A
 Parcel Size: 2.5A of 183A. # Of Buildings: 2
☒ Gross Floor Area ☐ Total Units: 120,000 S.F. Height: 45' + 12'
☐ Floor Area Ratio ☐ Density: _____ Setbacks: N- _____ S- _____
 E- _____ W- _____

In the following space, please describe the project or the request

Project Narrative:

Adjacent to the existing 83,500 SF Samuel B. Johnson Research Building located on the southern portion of the Mayo Clinic's 180A campus we propose to develop a three story, 116,800 SF, Mayo/TGen Research Building with full basement. The building will be located north/west of the existing building with its axis running in the east/west direction for more effective site adaptation and sun control. To the south/west of the proposed building will be located a 3,250 SF Central Plant building and open mechanical yard to service the new building. Both the building, the central plant and mechanical yard screen walls will use the same pallet of materials and colors as the existing Samuel C. Johnson Research Building. The building itself will have more exterior fenestrations. There are currently 2,481 existing parking spaces for the entire campus. This project development will displace 98 parking space bringing the total of 2,383 parking spaces on site. The number of spaces will be reevaluated in a new study to determine actual usage since this campus is heading towards research activities and minimizing clinical usage. Determination will be made at the completion of that study what impact this project contributes to the total parking requirements and that amount, if any, added to the master plan separate from this project development.

180-DR-1985#14



Mayo – TGen Research Building

180-DR-1985#14

ATTACHMENT #2



Mayo – TGen Research Building

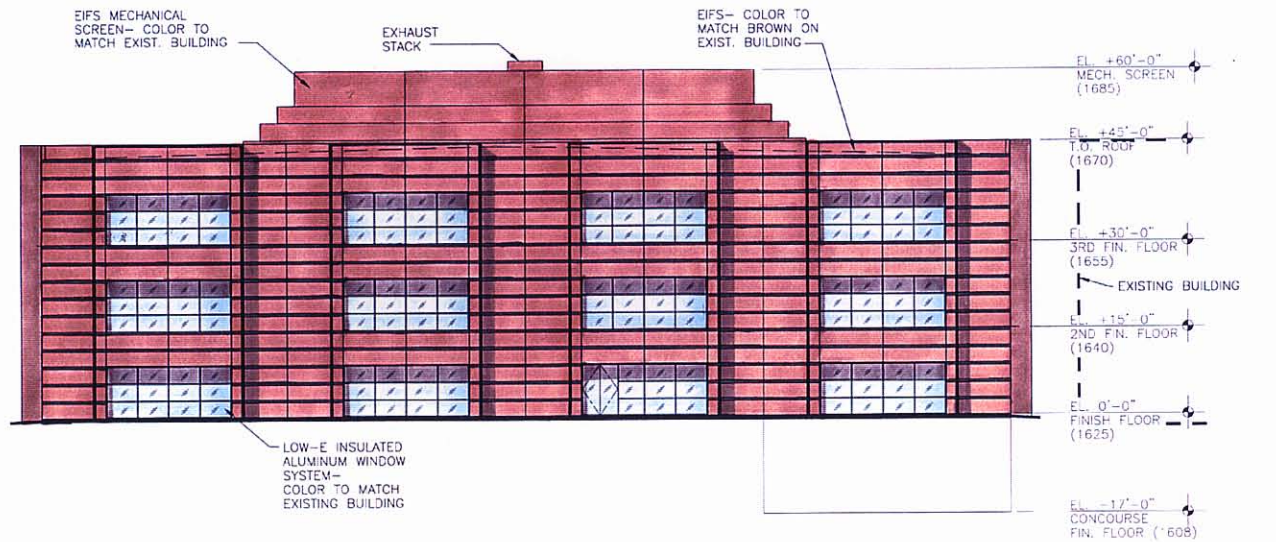
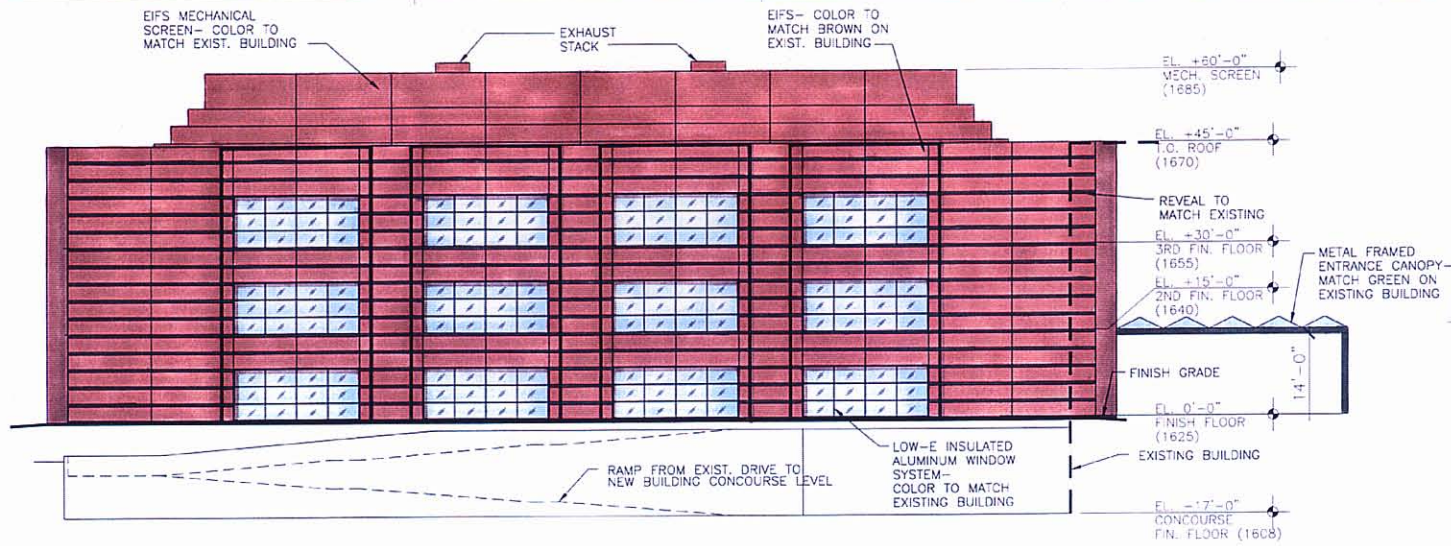
180-DR-1985#14

ATTACHMENT #2A



MAYO CLINIC HOSPITAL TGEN RESEARCH BUILDING

PERSPECTIVE



Architect
Interior Design
Planning Management



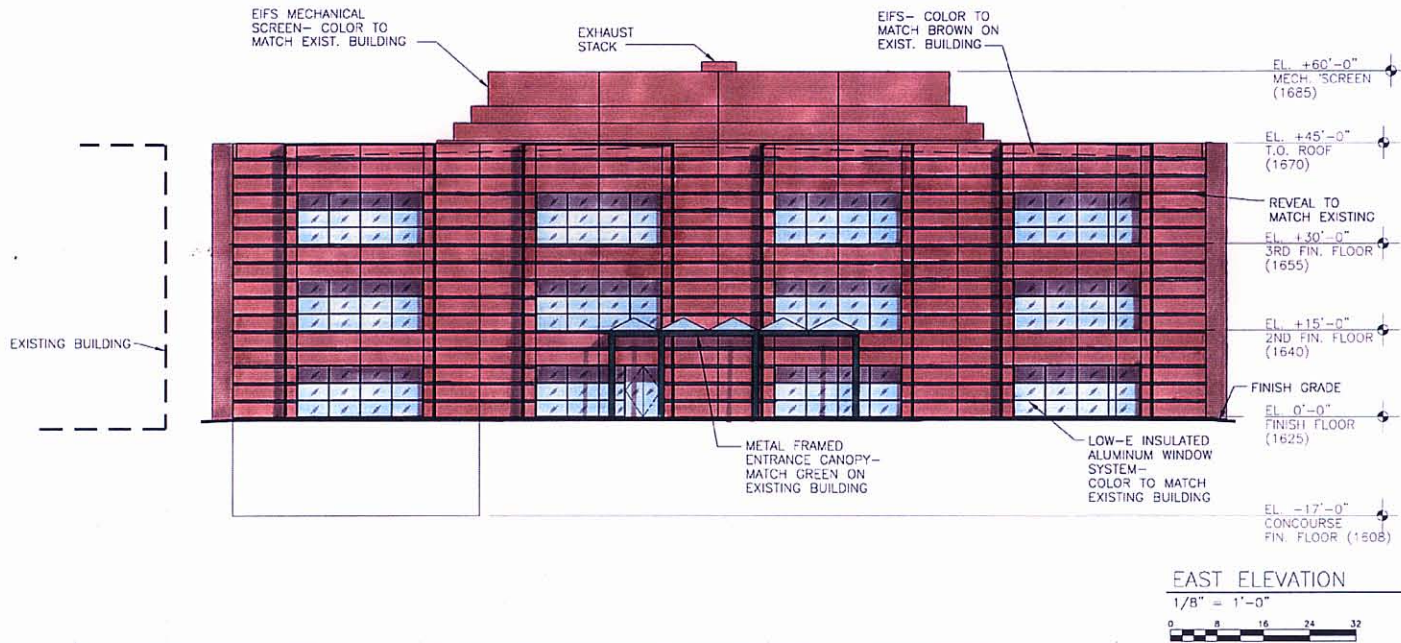
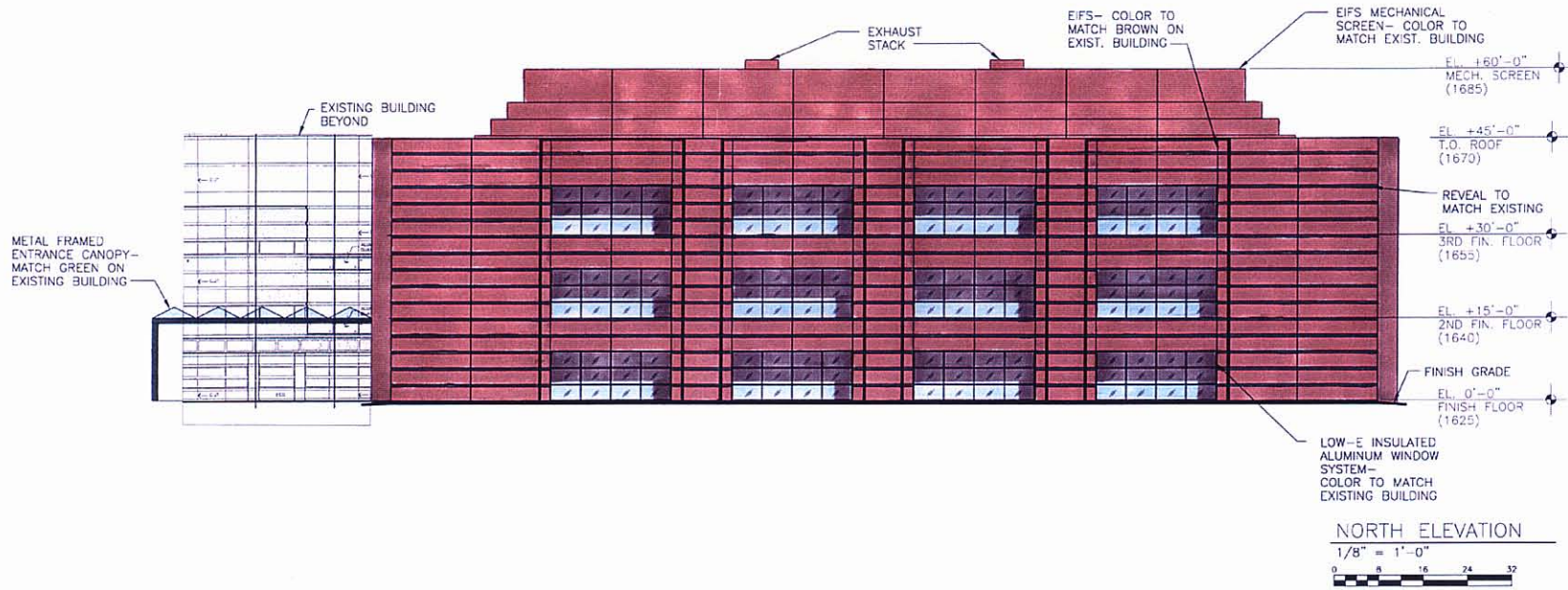
CONSULTANTS

MAYO CLINIC HOSPITAL TGEN RESEARCH BUILDING
13400 EAST SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85259

PROJECT NO.	03351.00
DATE	12/23/03
DRAWN BY	ANG, NC
CHECKED BY	18/BS
COMPILED	03/03/04 ASSOCIATES
SHEET TITLE	

EXTERIOR ELEVATIONS

A-202



Architect
Interior Design
Planning
Project Management



CONCISE

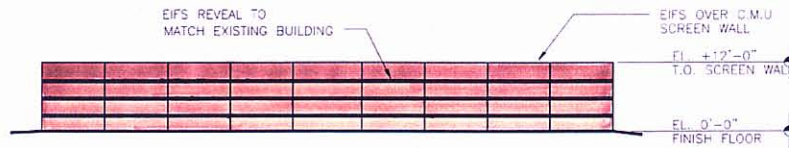
MAYO CLINIC HOSPITAL TGEN RESEARCH BUILDING
1300 EAST BROADWAY
SCOTTSDALE, ARIZONA 85259

PROJECT NO.	33351.00
DATE	12/23/03
DRAWN BY	JNC, NC
CHECKED BY	TB/BS
COPYRIGHT	DEUTSCH ASSOCIATES
SHEET TITLE	EXTERIOR ELEVATIONS

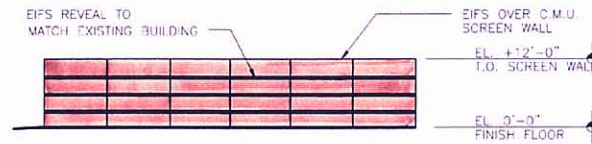
PROJECT NO. 33351.00
DATE: 12/23/03
DRAWN BY: JNC, NC
CHECKED BY: TB/BS
COPYRIGHT: DEUTSCH ASSOCIATES
SHEET TITLE: EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

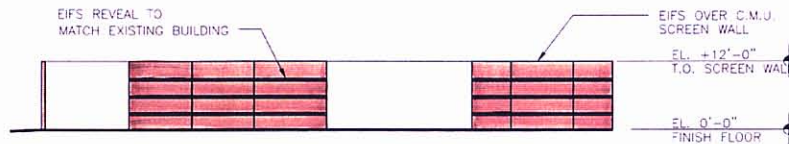
A-201



WEST ELEVATION
1/8" = 1'-0"

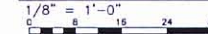


NORTH AND SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

CENTRAL PLANT ELEVATIONS

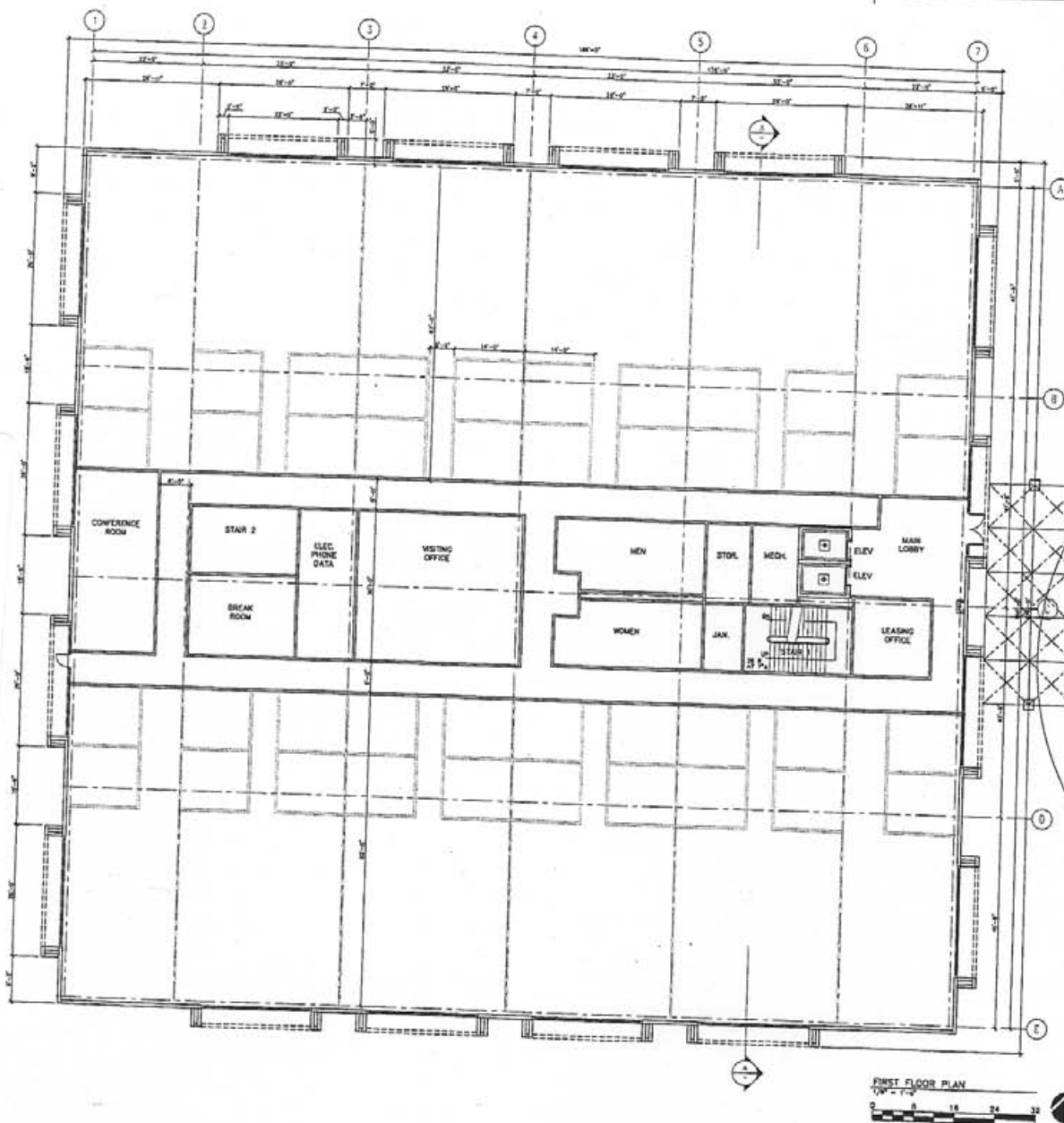


MAYO CLINIC HOSPITAL TGEN RESEARCH BUILDING
1400 EAST SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85259

PROJECT NO. 03351.00
DATE: 12/23/03
DRAWN BY: JMS, NC
CHECKED BY: FB/BS
COPYRIGHT: 2003 DA ASSOCIATES
SHEET TITLE:

EXTERIOR
ELEVATIONS

A-203



DESIGNATED SPACE	LEASABLE	CIRCULATION	TOTAL
First Floor Level (177.3 x 141.8 x 10.0 ft)			
Office	11,424	21,111	32,535
Office Reception Area	1,111	1,111	2,222
Waiting Office	1,111	1,111	2,222
Conference Room	1,111	1,111	2,222
Break Room	1,111	1,111	2,222
Men & Women Rest	1,111	1,111	2,222
Janitor's Room	1,111	1,111	2,222
Leasing Office	1,111	1,111	2,222
Stairwell	1,111	1,111	2,222
MECH.	1,111	1,111	2,222
Corridor	1,111	1,111	2,222
Entrance	1,111	1,111	2,222
Overall	21,111	21,111	42,222

DESIGNATED SPACE	LEASABLE	CIRCULATION	TOTAL
Second and Third Floor Level (177.3 x 141.8 x 10.0 ft)			
Office	11,424	21,111	32,535
Office Reception Area	1,111	1,111	2,222
Waiting Office	1,111	1,111	2,222
Conference Room	1,111	1,111	2,222
Break Room	1,111	1,111	2,222
Men & Women Rest	1,111	1,111	2,222
Janitor's Room	1,111	1,111	2,222
Leasing Office	1,111	1,111	2,222
Stairwell	1,111	1,111	2,222
MECH.	1,111	1,111	2,222
Corridor	1,111	1,111	2,222
Entrance	1,111	1,111	2,222
Overall	21,111	21,111	42,222

DESIGNATED SPACE	LEASABLE	CIRCULATION	TOTAL
Carpeting Level (177.3 x 141.8 x 10.0 ft)			
Office	11,424	21,111	32,535
Office Reception Area	1,111	1,111	2,222
Waiting Office	1,111	1,111	2,222
Conference Room	1,111	1,111	2,222
Break Room	1,111	1,111	2,222
Men & Women Rest	1,111	1,111	2,222
Janitor's Room	1,111	1,111	2,222
Leasing Office	1,111	1,111	2,222
Stairwell	1,111	1,111	2,222
MECH.	1,111	1,111	2,222
Corridor	1,111	1,111	2,222
Entrance	1,111	1,111	2,222
Overall	21,111	21,111	42,222

SUMMARY OF ASSIGNEABLE AREA	LEASABLE	CIRCULATION	TOTAL
First Floor Level	11,424	21,111	32,535
Second Floor Level	11,424	21,111	32,535
Third Floor Level	11,424	21,111	32,535
Overall Total	34,272	63,333	97,605

OVERALL USE FACTOR	118.75% (24%)
Overall Use Factor	118.75%

DESIGNATED SPACE	LEASABLE	CIRCULATION	TOTAL
Restroom Level (177.3 x 141.8 x 10.0 ft)			
Men	1,111	1,111	2,222
Women	1,111	1,111	2,222
Overall	2,222	2,222	4,444

RESTROOM CALCULATION	20 males	20 females	40 people
Men	1,111	0	1,111
Women	0	1,111	1,111
Overall	1,111	1,111	2,222



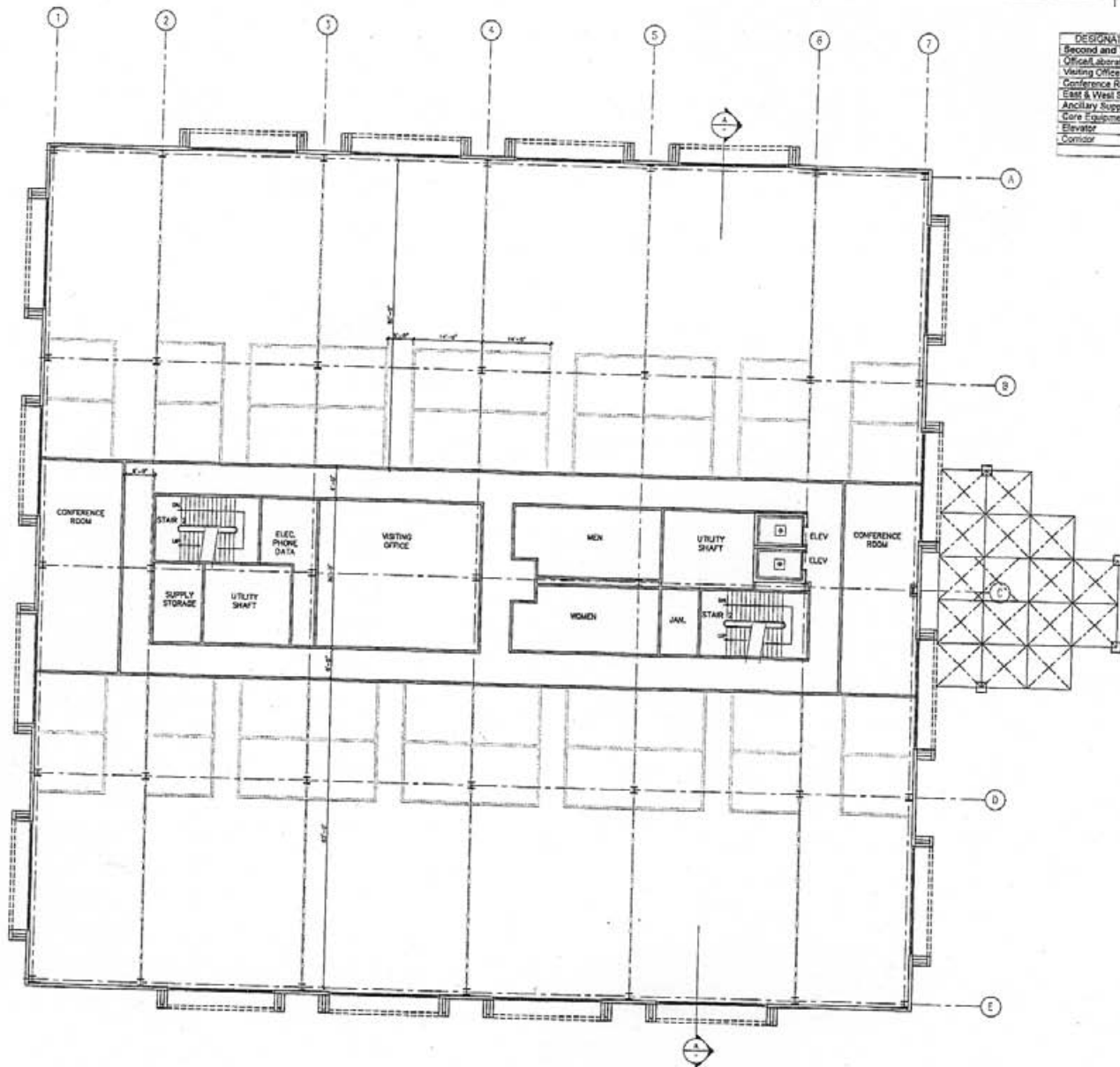
MAYO CLINIC HOSPITAL TOGEN RESEARCH BUILDING
1300 EAST SHENANDOAH AVENUE
SCOTTSDALE, ARIZONA 85259

PROJECT NO. 03351.00
DRAWN BY: JPM, JR.
CHECK BY: JPM, JR.
DATE: 12/23/00
SHEET TITLE
FIRST FLOOR PLAN

A-101

03351.00 MAYO TOGEN RESEARCH BLDG. DR SUB. 12-23-00

ATTACHMENT #12



DESIGNATED SPACE	LEASEABLE	CIRCULATION	TOTAL
Second and Third Floor Level (117.5 x 187.5 = 20,731 GSF)			
Office/Laboratory Module	21,624		21,624
Visiting Office	870		870
Conference Room	1,344		1,344
Cafe & West Hall		616	616
Ancillary Support Rooms		330	330
Care Equipment Rooms		2,359	2,359
Elevator		150	150
Corridor		2,228	2,228
Total	24,938	5,683	20,731

DA
Dunworth Associates
1000 East Shea Boulevard
Scottsdale, Arizona 85259
Tel: 480.344.1000
Fax: 480.344.1001
www.dunworth.com



CONTRACT NO.

MAYO CLINIC HOSPITAL TEEN RESEARCH BUILDING
1300 EAST SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85259

THIS IS A PRELIMINARY DESIGN. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

PROJECT NO. 0351.00
DATE: 12/23/03
DRAWN BY: JMS, MC
CHECKED BY: JMS
COPYRIGHT:
DUNWORTH ASSOCIATES

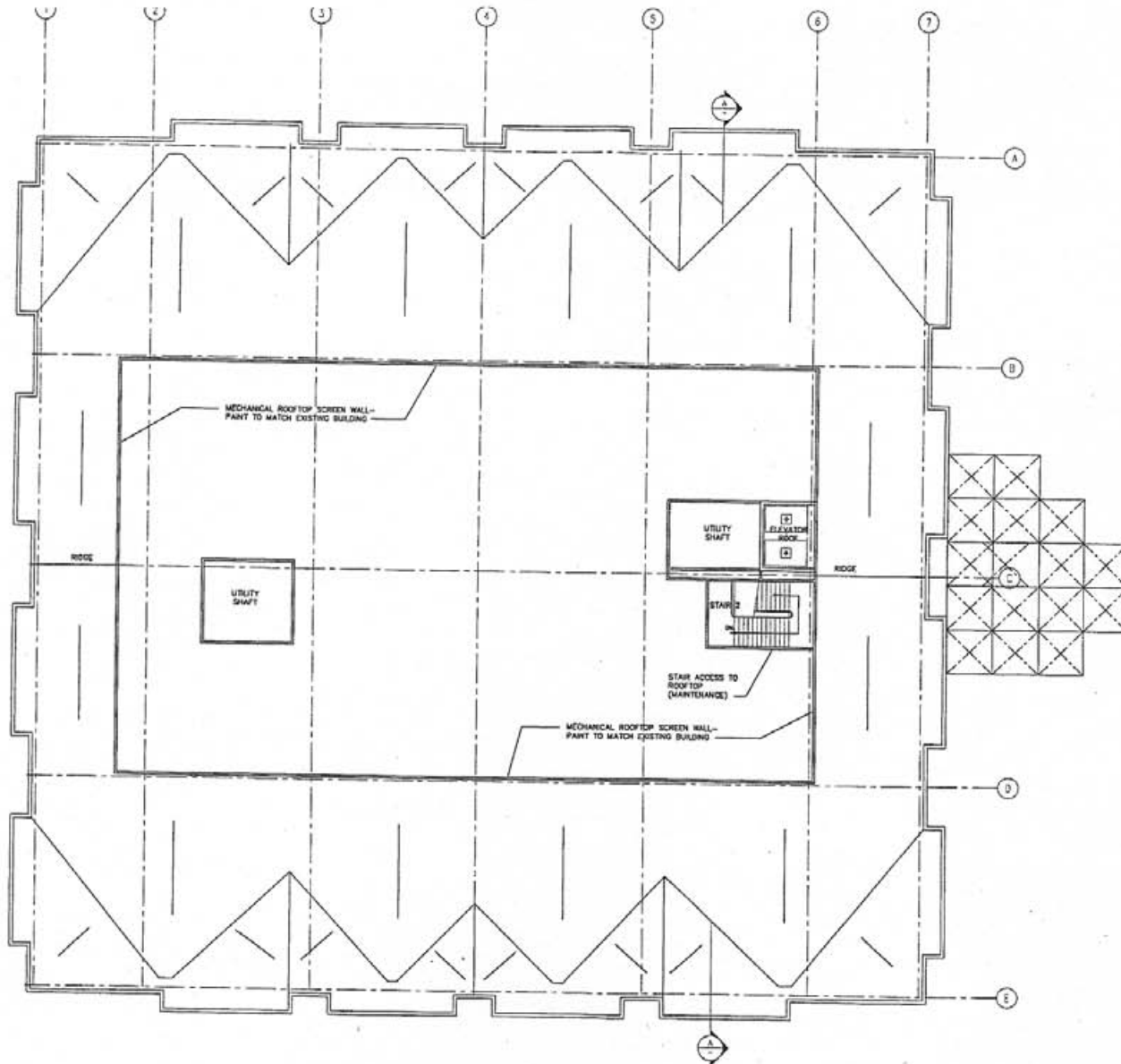
SHEET TITLE
SECOND AND THIRD FLOOR PLAN

A102

SECOND AND THIRD FLOOR PLAN
1/8" = 1'-0"



0351.00 MAYO CLINIC HOSPITAL TEEN RESEARCH BUILDING, DR SUB. 12-23-03



ROOF PLAN
1/4" = 1'-0"



MAYO CLINIC HOSPITAL TGEN RESEARCH BUILDING
1000 EAST WILSON BOULEVARD
SCOTTSDALE, ARIZONA 85259

PROJECT NO. 0331.00
DATE: 12/01/03
DRAWN BY: JMC, MC
CHECKED BY: JMC, MC
COPYRIGHT: DESIGN ASSOCIATES

ROOF PLAN

A-301

0331.00 MAYO TGEN RESEARCH BLDG. DR SUB. 12-23-03

**Stipulations for Case:
Mayo-TGen Research Building
180-DR-1985#14**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Deutsch and Associates with a seal date of 12/23/03.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Deutsch and Associates with a seal date of 12/23/03.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Vollmer and Associates with a seal date of 12/22/03.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. Barbed wire, if proposed, shall not be visible from adjacent properties.
11. All signage requires separate approval and permits. Signage shall be in conformance with the approved Mayo Clinic Master Sign Program, cases 18-DR/MSP-1987 and 18-DR/MSP-1987#2.

SITE DESIGN:**DRB Stipulations**

12. Before Certificate of Occupancy, the applicant shall submit documentation of a City approved land assemblage between parcels 217-20-006F and 217-20-006D, to the satisfaction of City staff.

OPEN SPACE:**Ordinance**

- A. Submit a final site plan worksheet, including calculations, to the satisfaction of City staff, clearly indicating the location of all open space and parking lot landscaping. The graphic and calculations shall indicate the parking lot area used to calculate required parking lot landscaping.

N.A.O.S.:**Ordinance**

- B. Submit an updated Master NAOS graphic and calculations showing all proposed and existing on-site improvements at the Mayo Clinic campus.

LANDSCAPE DESIGN:**DRB Stipulations**

13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
14. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- C. The final landscape plan shall comply with Article 10 – Landscaping Requirements.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
16. The individual luminarie lamp shall not exceed 250 watts and shall be high pressure sodium.
17. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 16 feet.
18. All exterior light poles, pole fixtures, and yokes, and bollards shall be a flat black or dark bronze.
19. No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements.
20. Incorporate into the project's design, the following:
- Parking Lot and Site Lighting:
- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles.
 - b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
 - c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 21. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- D. Prior to pulling a Building Permit, the applicant shall submit an updated Master Parking analysis for the entire Mayo Clinic campus, including the calculations of the proposed building, to the satisfaction of City staff.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 22. No exterior vending or display shall be allowed.
- 23. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 24. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- E. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 39-ZN-1992, 39-ZN-1992#2, 39-ZN-1992#3, 180-DR-1985 #1-#13.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

25. Mayo Research Building, Mayo/TGEN Research Building, Preliminary Grading and Drainage Plan, submitted by Wood/Patel and dated 12/22/2003.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

26. A final drainage report shall be submitted that demonstrates consistency with the previously accepted master drainage report entitled, Drainage Report For Mayo Clinic Research Building, dated 8/8/1991.
27. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
28. An application for a stormwater storage waiver consistent with the master drainage report must be submitted to the City of Scottsdale and approved by Stormwater & Floodplain Management prior to submission of final construction documents.

Ordinance

- F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- G. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- H. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

INTERNAL CIRCULATION:

DRB Stipulations

29. The developer shall provide a minimum parking-aisle width of 24 feet.
30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
31. The developer shall design the dead-end parking aisle in general conformance with the included detail.

Ordinance

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Drainage Easement	See L (1) below

Ordinance**J. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a capacity rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

REFUSE:**DRB Stipulations**

32. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.
33. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance**K. Refuse enclosures are required as follows:**

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

L. Underground vault-type containers are not allowed.**M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.****N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.**

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations**34. Basis of Design Report (Water):**

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

35. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.**36. On-site sanitary sewer shall be privately owned and maintained.****37. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.****Ordinance**

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- P. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****38. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.**

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]